

Evergreen - East Hills Vision Strategy

Planning Commission Recommendation

(7-0-0)

- Item 7.a.1.** To certify the Environmental Impact Report prepared for the project
- Item 7.b.1- 5** The City Council adopt either Staff's or the developers' proposed land use alternatives for the Four Opportunity Sites or a reconciled alternative.
- Item 7.a.2** Recommended the City Council approve the proposed Evergreen Development Policy (EDP) with the following components;
- a. Arcadia community center to occur in Phase II;
 - b. Limit the size of a grocery store on the Evergreen Valley College site to 20,000 square feet;
 - c. Incorporate the Task Force amenity prioritization "H" (in Planning Commission attachment #4);
 - d. Reserve 40 acres on Campus Industrial site for a high school; and
 - e. "Residential Pool" incorporate the following:
 - 1) Residential "pool" units be a minimum of 500 units (not a maximum);
 - 2) Any excess units from the opportunity sites should go to the pool;
 - 3) Pool should be available immediately after Evergreen Development Policy approval; and
 - 4) Pool criteria should be flexible to ensure participation of all potential infill parcels